LINDAWOOD PLACE, a Condominium
UNIT WARRANTY DEED BOOK 8329 PAGE 477

FROM: The Claridge Company

TO: Wynelle R. Sanders

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
A. Harrison Johnson, Jr., P.C.
Suite 230, 2021 Richard Jones Road
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wynelle R. Sanders	SAME	130-08-0-C
(NAME)	(NAME)	
4317 Lindawood Dr.		002.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $106,700.00.

Subscribed and sworn to before me, this the 12th day of April, 1991.

Wynelle R. Sanders
Affiant

My Commission Expires: May 8, 1991
(Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by WYNELLE R. SANDERS, an unmarried woman, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, THE CLARIDGE COMPANY, a Tennessee joint venture comprised of Siasconset Corporation and Menemsha Equities, Inc., both of which are Tennessee corporations, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, WYNELLE R. SANDERS, her heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Condominium Unit No. 1B as established by Master Deed of record in Book 6012, Page 98, amended in Book 6288, Page 746, Register's Office for Davidson County, Tennessee, as shown on the Plan of Lindawood Place Condominium Site Plan of record in Book 5190, Page 695, in said Register's Office, to which plan reference is made for a more complete description.
>
> Being a portion of the same property conveyed to The Claridge Company, a Joint Venture, by deed from James A. Graham of record in Book 5996, Page 93, Register's Office of Davidson County, Tennessee.
>
> The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Master Deed for The Lindawood Place Homeowners' Association of record in Book 6012, Page 98, and its attendant By-Laws, as amended by Amendment to Master Deed and By-Laws of record in Book 6288, Page 746, Register's Office of Davidson County, Tennessee.

This conveyance is given subject to:

1. 1991 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws and any amendments thereto; and all matters of survey.

3. All matters shown on Plans of record in Book 2133, Pages 10 and 11, and in Book 5190, Page 599, Register's Office of Davidson County, Tennessee.

4. Restrictive Covenants contained in an instrument of record in Book 2092, Page 410, amended in Book 2097, Page 93, said Register's Office.

(5) Grantor, both as Developer in the Master Deed for Lindawood Place Homeowners' Association and as owner of Lot No. 2 on the Revision to the Resubdivision of Lots Nos. 17 and 18 (of record in Book 5990, Page 695, said Register's Office) on the plan of Sneed Estates, of record in Book 2133, Pages 10 and 11, said Register's Office, covenants and agrees for Grantor, and Grantor's successors and assigns, as follows:

(a) No dwelling or garage shall be constructed on said Lot 2 (without the written approval of the owner of Unit 1B) which is further west than the westerly wall of the garage serving Unit 1B on said plan, which point is approximately 82 feet from the rear line of said Lot 2.

(b) No changes in the location of the common ingress/egress easement shown on the plan shall be made by the owner of Lot 2 or the Developer without the approval of the owner of Unit 1B.

(c) The portion of the existing paved driveway which lies west of the line established in (a) above may not be reduced without the consent of the owner of Unit 1B.

(d) Grantee acknowledges and agrees that changes in the paved driveway may be necessary in the sole discretion of the owner of Lot 2 for the construction of such permitted improvements on Lot 2, but not of a lesser quality and width of the existing pavement and not outside the said easement, without the written permission of the owner of Unit 1B. Such changes shall be without unreasonable interruption of access by other owners and such changes shall be at the sole expense of the owner of said Lot No. 2.

This is improved property known as Unit No. 1B, Lindawood Place Condominiums, 4319 Lindawood Drive, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said WYNELLE R. SANDERS, her heirs and assigns.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this the 12th day of April, 1991.

THE CLARIDGE COMPANY, A Joint Venture

BY: SIASCONSET CORPORATION

BY: _____
Dudley Warner, President

BY: MENEMSHA EQUITIES, INC.

BY: _____
Robert J. Howell, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dudley Warner, President of SIASCONSET CORPORATION, a joint venturer of THE CLARIDGE COMPANY (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the joint venturer of maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of April, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Howell, President of MENEMSHA EQUITIES, INC., a joint venturer of THE CLARIDGE COMPANY (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the joint venturer of maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of April, 1991.

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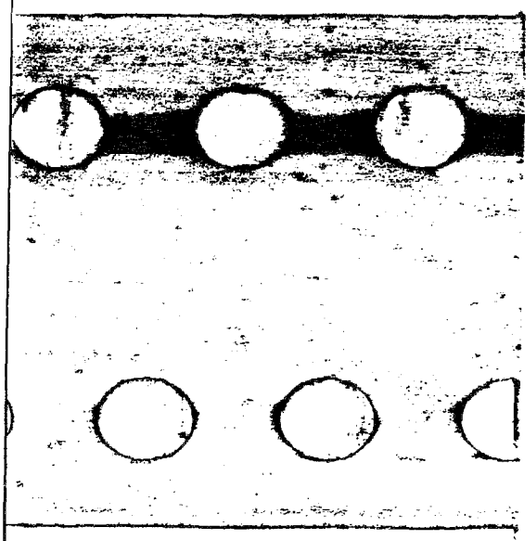
IDENTIF. REFERENCE

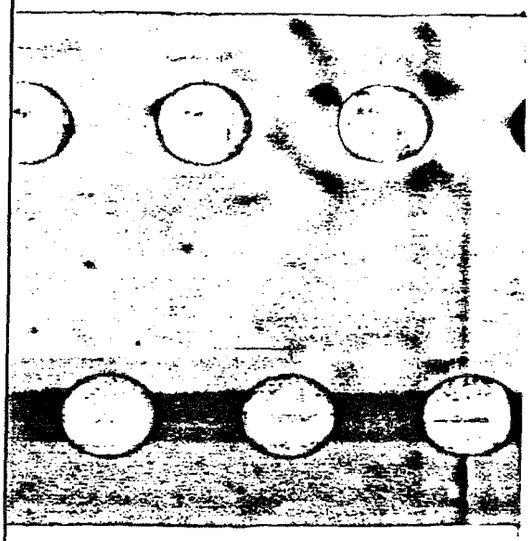
APR 12 2 11 PM '91

DAVIDSON COUNTY TN.

MAIL ENV.

4507 04/12 0101 03CHECK 362.11





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8329 PAGE 480

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
106700.00
CON TX 652.11
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
REC CO
CON TX 652.11-
CON TX 352.11
PRFEE 1.00
WDEED 9.00
TOTAL 362.11
CHECK 362.11

063116

IDENTIF. REFERENCE

APR 12 2 11 PM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

04/12/91 01 14:12 0001 4507

No. 412570